

041.A

Map

0001

Block

0057.A

Lot

1 of 1

CARD

Residential

ARLINGTON

APPRaised: 766,500 /

USE VALUE: 766,500 /

ASSESSed: 766,500 /

Total Card /

Total Parcel

766,500

766,500

766,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
57		PARK ST, ARLINGTON

OWNERSHIP

Owner 1:	YAN RICHARD & JENNIFER	
Owner 2:		
Owner 3:		
Street 1:	57 A PARK ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	ZWIRN BENJAMIN G & COURTNEY H -	
Owner 2:	-	
Street 1:	3 DONNELL ST	
Twn/City:	CAMBRIDGE	
St/Prov:	MA	Cntry
Postal:	02138	

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1952, having primarily Wood Shingle Exterior and 2149 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bd rms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7651												G6	1.			

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	766,500			766,500
Total Card	0.000	766,500			766,500
Total Parcel	0.000	766,500			766,500
Source: Market Adj Cost		Total Value per SQ unit /Card:		356.68	/Parcel: 356.68

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	766,500	0	.		766,500		Year end	12/23/2021
2021	102	FV	744,100	0	.		744,100		Year End Roll	12/10/2020
2020	102	FV	732,900	0	.		732,900	732,900	Year End Roll	12/18/2019
2019	102	FV	606,900	0	.		606,900	606,900	Year End Roll	1/3/2019
2018	102	FV	537,500	0	.		537,500	537,500	Year End Roll	12/20/2017
2017	102	FV	490,600	0	.		490,600	490,600	Year End Roll	1/3/2017
2016	102	FV	490,600	0	.		490,600	490,600	Year End	1/4/2016
2015	102	FV	446,500	0	.		446,500	446,500	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ZWIRN BENJAMIN	57350-415		8/26/2011		443,000	No	No		
MESSURI JOHN/KI	43574-593		8/24/2004		430,000	No	No		

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ZWIRN BENJAMIN	57350-415		8/26/2011		443,000	No	No		
MESSURI JOHN/KI	43574-593		8/24/2004		430,000	No	No		

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ZWIRN BENJAMIN	57350-415		8/26/2011		443,000	No	No		
MESSURI JOHN/KI	43574-593		8/24/2004		430,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/28/2018	1769	Redo Bat	11,000	C				
11/28/2018	1768	Redo Bat	18,535	C				
7/13/2018	964	Porch	3,700	C				

ACTIVITY INFORMATION

Date	Result	By	Name
3/15/2018	Measured	DGM	D Mann
11/25/2011	MLS	EMK	Ellen K
5/12/2005	External Ins	BR	B Rossignol

Sign:

VERIFICATION OF VISIT NOT DATA

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

2023

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade: C+ - Average (+)	
Year Blt: 1952	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G6	Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	A - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

[illegible]

More: N	Total Yard Items:	Total Special Features:	Total:
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BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	50.00000000
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6%
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	4.6%

CALC SUMMARY

Basic \$ / SQ:	305.00
Size Adj.:	1.13859928
Const Adj.:	1.04989493
Adj \$ / SQ:	364.600
Other Features:	96500
Grade Factor:	1.10
NBHD Inf:	0.82999998
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	803463
Depreciation:	36959
Depreciated Total:	766504

COMMENTS

[illegible]

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units	1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 1		HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
GLA	Gross Liv Ar	2,149	364.600	783,525	
Net Sketched Area:		2,149	Total:	783,525	
Size Ad	2149	Gross Area	2149	FinArea	2149

SUB AREA DETAIL

[illegible]

IMAGE

AssessPro Patriot Properties, Inc

